

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 18.925 ACRES IN SECTOR- 12, VIL. KHANGESRA, TEH. PANCHKULA & VILL. ALIPUR TEH. BARWALA, DISTT. PANCHKULA, (HARYANA)

CLIENT :- M/s. SIGMA RESIDENCY

PLOT DETAILS							
S.NO	PLOT-NO.	TYPE OF PLOT	LENGTH	WIDTH	AREA (sq.mts.)	TOTAL AREA (sq.mts.)	
1	1-3	A	19.11	7.81	149.25	3	447.75
2	3A	CO	14.35	7.22	103.61	1	103.61
3	4-23	B	14.35	7.66	109.92	20	2198.42
5	24-43	C	16.33	7.66	125.09	20	2501.76
4	43A	C1	16.33	7.22	117.90	1	117.90
6	44-63	D	18.75	8.00	150.00	20	3000.00
7	64-68	E	18.75	7.66	143.63	5	718.13
8	69-71	F	13.43	8.31	111.60	3	334.81
9	74-81	GO	14.43	6.71	96.83	8	774.60
10	82-91	D	18.75	8.00	150.00	10	1500.00
11	92	GA	19.59	7.32	143.40	1	143.40
12	93-98B	G	19.59	7.26	142.22	8	1137.79
13	99-104	G1	19.55	7.26	141.93	6	851.60
14	105-108	H	18.56	8.08	149.96	4	599.86
15	109	HO	18.07	8.07	145.82	1	145.82
16	110-114	H	18.56	8.08	149.96	4	599.86
17	115	HO	18.07	8.07	145.82	1	145.82
18	116	I	18.87	7.77	146.62	1	146.62
19	117-140	J	18.87	7.65	144.36	26	3753.24
20	141	I	18.87	7.77	146.62	1	146.62
21	142-149	K	14.99	6.71	100.58	8	804.66
22	150	L	14.99	6.71	100.58	1	100.58
23	151-158	K	14.99	6.71	100.58	8	804.66
24	159	L	14.99	6.71	100.58	1	100.58
25	160	M	17.13	7.21	123.51	1	123.51
26	161-164	M1	17.13	7.02	120.25	4	481.01
27	165-168	N	17.11	7.02	120.11	4	480.45
28	169-170	N1	17.11	7.21	123.36	2	246.73
29	171-174	N	17.11	7.02	120.11	4	480.45
30	175	NO	15.58	7.21	112.33	1	112.33
31	176	O	15.58	6.14	95.66	1	95.66
32	177-220	P	15.58	6.71	104.54	44	4599.84
33	221	O	15.58	6.14	95.66	1	95.66
34	222	NO	15.58	7.21	112.33	1	112.33
35	223-229	Q	13.11	6.10	79.97	7	559.80
36	230	Q1	13.11	5.65	74.07	1	74.07
37	231	R1	12.67	6.28	79.57	1	79.57
38	232-239	R	12.67	6.26	79.31	8	634.51
39	240-247	S	12.68	6.26	79.38	8	635.01
40	248	S1	12.68	6.28	79.63	1	79.63
41	249	T1	14.00	6.28	87.92	1	87.92
42	250-257	T	14.00	6.26	87.54	8	701.12
43	258	Q1	13.11	5.65	74.07	1	74.07
44	259-272	Q	13.11	6.10	79.97	14	1119.59
45	273	Q1	13.11	5.65	74.07	1	74.07
46	274-287	U	12.67	6.42	81.34	14	1138.78
47	288-301	V	12.68	6.42	81.41	14	1139.68
48	302-315	W	14.00	6.42	89.88	14	1258.32
49	316	Q1	13.11	5.65	74.07	1	74.07
50	317-323	Q	13.11	6.10	79.97	7	559.80
51	324-334	X	15.24	6.71	102.26	11	1124.86
TOTAL						337	37420.95

PERMISSIBLE DENSITY REQUIRED	=	240-400	PPA
PROPOSED DENSITY CALCULATION	337 X 13.5 =	4549.5	PPA
		240.80	PPA

AREA UNDER GREEN	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
G1	60.1	56.82	3414.882
G2	33.86	13.36	452.3696
G3	AS/PROFILE	AS/PROFILE	634.606
G4	AS/PROFILE	AS/PROFILE	1287.4944
TOTAL			5789.352

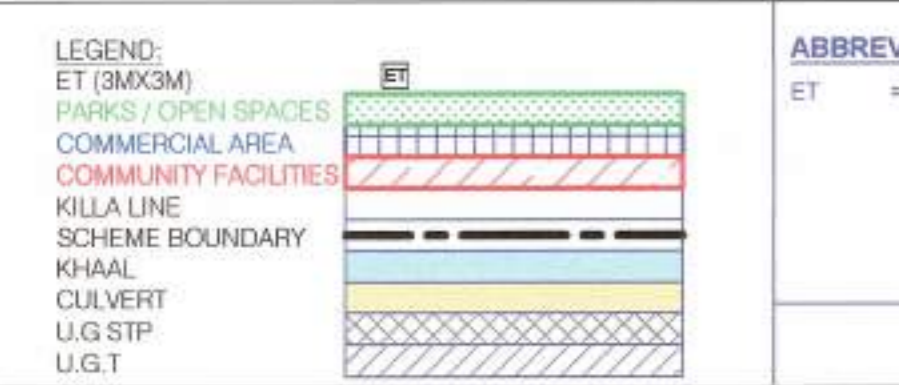


AREA CALCULATIONS							
S.NO.	PARTICULARS	AREA IN (ACRE)	AREAL IN (SQM)	(%)	ACHIVED AREA (ACRE)	AREAL IN (SQM)	(%)
1	TOTAL AREA OF THE SCHEME	18.9250	76586.750	-	-	-	-
2	AREA UNDER 30M WIDE GREEN BELT	0.0640	258.999	-	-	-	-
3	BALANCE AREA	18.8610	76327.751	-	-	-	-
4	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT	0.0320	129.499	-	-	-	-
5	NET PLANNED AREA	18.8930	76457.250	-	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	11.5247	46638.923	61%	9.2467	37420.230	48.94%
7	AREA UNDER COMMERCIAL	0.7557	3058.290	4%	0.4290	1736.211	2.17%
9	OPEN SPACE/PARKS	1.4184	5744.006	7.5%	1.4306	5789.352	7.55%
10	COMMUNITY FACILITIES	1.8925	7658.675	10%	1.8925	7658.675	10%
TOTAL SALEABLE AREA				9.6758		39156.4406	51.21%

- To be read with Licence No. 132 of 2023 Dated 24/6/2023
- That this layout plan for an area measuring 18.925 acres (Drawing no. 9350 Dated 27-6-23) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sigma Residency falling in the revenue estate of village Khangesra & Alipur, Sector-12, Panchkula Extension-II (Part) is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTC for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DGTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
 - That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ASHISH SHARMA) DTP (HQ)
 (SUNITA SETHI) STP (E&V)
 (P.P. SINGH) CTP(HR)
 (T.L. SATYAPRAKASH) DGTCP (HR)

(RAHUL SINGLA) DTP(HQ)
 (SANDEEP KUMAR) JD(HQ)



NOTE:-
 (SCALE-N.T.S.)
 (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

North arrow pointing North (N), South (S), East (E), West (W).

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER